

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

**CITY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

JUNE 4, 2002

MEMBERS PRESENT: David M. Holden, Planning Director;
David Allen, Deputy Public Works Director;
John Burke, Parking and Transportation Engineer
Michael Magnant, Deputy Police Chief;
Charlie Jones, Fire Marshal;
Tom Cravens, Engineering Technician; and,
David Desfosses, Engineering Technician

MEMBERS EXCUSED: Alanson Sturgis, Chairman of the Conservation Commission

ALSO PRESENT: Lucy E. Tillman, Planner 1

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The Chair called the meeting to order at approximately 2:00 p.m.

I. OLD BUSINESS

A. The application of **Jay Gingrich**, owner, for property located at **915 Sagamore Avenue** wherein site plan approval is requested for the construction of a 24' x 72' one-story addition to an existing building with associated site improvements. Said property is shown on Assessor Plan 223 as Lot 31 and lies within a Waterfront Business district. **(This application was tabled at the Committee's April 30, 2002, meeting to this meeting.)**

VOTED to grant the applicant's request that the application be tabled to the Committee's July 2, 2002, meeting.
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B. The application of **325 State Street LLC, owner and applicant**, for property located at **325 State Street** wherein site plan approval is requested for the construction of a five-story 28,324 s.f. (footprint) building for office, retail and apartment use with related paving, utilities, landscaping, drainage and associated site improvements. The existing structure will be demolished. Ninety-six covered parking spaces will be provided. Said property is shown on Assessor Plan 116 as Lots 1, 2 and 6 (lots to be combined) and lies within the Central Business B and Historic A districts. **(This application was tabled at the Committee's April 30, 2002, meeting to this meeting.)**

VOTED to grant the request from the applicant's engineer that the application be tabled to the Committee's July 2, 2002, meeting.

II. PUBLIC HEARINGS

A. The application of **ONB Realty Corporation**, owner, and **Chittenden Bank**, applicant, for property located at **1555 Lafayette Road** wherein site plan approval is requested for the following: 1) the construction of a one and one-half story 32.15' x 65' (2,990 s.f. footprint) building with drive through to be used as a bank building; 2) the construction of a 35.33' x 44' canopy for the bank drive through, 3) the construction of a 5.5' x 18' canopy on the southerly side of the bank building; and, 4) the construction of a one-story 8,500 s.f. building for use as office space with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 251 as Lot 125 and lies within a Mixed/Residential/Business district.

VOTED to recommend approval of the site plan subject to the following stipulations:

The stipulations from the March 20, 2001, Planning Board Letter of Decision associated with a prior approval for this site are included below for review with the Planning Board:

From the Technical Advisory Committee:

1. That the site plan indicate that the irrigation control is set from inside the building (**note to be added to the plan**);
2. That the dumpster be relocated as proposed (**dumpster has been relocated but suggestion was made to turn dumpster 90 degrees**);
3. That the median strip be extended per review of John Burke, the City's Transportation Engineer (**the request was made that the strip be extended by another 5'**);
4. That the site plan indicate a connection to the master fire box (**note is on the plan**);
5. That the detention pond be relocated out of the right-of-way (**done**);
6. That the drainage plan be reviewed with David Desfosses, Engineering Technician (**done**);
7. That the handicapped spaces be located near the center of the building and not concentrated at one end of the building (if the new building is a multi-user building) (**done**);
8. That the site plan delineate the fire service to the back building (**done**);
9. That the landscaping plan be subject to review by the City Arborist or her designee (**the landscaping plan will be reviewed by Lucy Tillman of the Planning Department**);
10. That the site plan be reviewed by the Traffic/Safety Committee with a recommendation back to the Planning Board (**done and not needed for this application**); and,
11. That a note be added to the site plan that the solid board fence along the easterly and southerly boundaries shall be maintained regularly (**to be done**).

From the Traffic/Safety Committee:

1. That the applicant extend the median barrier on U.S. Route 1 subject to NH Department of Transportation (NH DOT) approval to prevent left turns out of the bank driveway onto U.S. Route 1 (**needs to be extended by an additional 5'**);
2. That the applicant shall install a "No Left Turn" sign at the driveway to U.S. Route 1 (**signage is shown on the grading and existing features plan**);
3. That the applicant widen Elwyn Road as needed from its intersection with U.S. Route 1 to the proposed driveway to provide an additional turn lane at the Elwyn Road approach to the intersection. The design shall be subject to the review and approval of the NH Department of

Transportation and the City's Traffic Engineer. (This improvement will reduce the frequency of cars stacking back from the signalized intersection and blocking the proposed driveway.)

4. That the applicant be responsible for the cost of retiming the traffic signals or providing additional signal equipment necessary to accommodate the new turn lane at Elwyn Road and U. S. Route 1;
5. That the applicant extend the island divider between the two parking lots to prevent drivers from the larger parking lot from conflicting with the one-way traffic coming from the drive-thru lanes. The applicant shall also stripe stop bars, post stop signs and post a "Do Not Enter" sign as indicated on the plan (**It was suggested that this stipulation could be eliminated.**); and,
6. That the applicant shall move the loading zone spaces from the last space adjacent to Elwyn Road to a location immediately adjacent to the proposed new office building (**done**).

From the Planning Board:

1. That the site plan shall indicate that the construction line shall be no more than 10' from the back of the foundation and that a snow fence shall be installed during the construction process (**to be done**);
2. That the stone trench area to the rear of the building will be removed from the site plan and in its stead, the plan shall indicate a five foot concrete sidewalk that would run to the end elevation of the building and which would tie into the main sidewalk in front of the building (**it was suggested that this stipulation could be eliminated subject to Code review**);
3. That the site plan shall indicate a roof drainage system which would tie into a PVC line running adjacent to the rear sidewalk; such drainage system shall be reviewed by Arthur Parrott, Planning Board Chair; David M. Holden, Planning Director; and, David Allen, Deputy Public Works Director (**the suggestion was made that this stipulation could be eliminated**);
4. That the air conditioning units shall be located somewhere between the handicapped parking spaces and the dumpster (**it was suggested that a note be added to the plan indicating that the air conditioning units will comply with Article V of the Zoning Ordinance regarding noise levels**); and,
5. That the proposed 10,000 s.f. building shall be sprinklered (**the proposed 8,500 s.f. building will be sprinklered**).

From the June 4, 2002, meeting of the Technical Advisory Committee:

1. That the grading be altered so that the tree line is protected;
2. That the dumpster be rotated 90 degrees;
3. That stipulation #2 from the March 15, 2001, meeting of the Planning Board be reviewed by a Code official;
4. That with regard to the domestic water service being brought into the bank building, that all water will go through that meter and two back flow preventers will be installed before service enters other building;
5. That the prior formula regarding off-site improvements shall remain in effect under new successors;
6. That the U.S. Route 1 median strip be extended another 5' subject to approval of John Burke, the City's Parking and Transportation Engineer;

- 7. That the Lafayette Road driveway be reconfigured to prohibit left turns onto Lafayette Road subject to review by John Burke, the City’s Parking and Transportation Engineer with a recommendation to the Planning Board;
- 8. That the location of an additional “Do Not Enter” sign shall be subject to review and approval by John Burke, the City’s Parking and Transportation Engineer; and,
- 9. That the May 21, 2002, Board of Adjustment Approval be indicated on the plan.

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B. The application of the **Philip Singer Revocable Trust**, owner, and **CHI Engineering Services, Inc.**, applicant, for property located at **430 West Road** wherein site plan approval is requested for proposed site work associated with the use of the existing building as 10,000 s.f. of professional offices and 26,150 s.f. of manufacturing/warehouse space. Such site work includes providing additional parking, the rehabilitation of the existing detention/infiltration pond, the addition of handicap accessible ramps, the addition of loading areas, improvements to existing utilities and additional landscaping. Said property is shown on Assessor Plan 267 as Lot 28 and lies within a General Business district.

VOTED to recommend approval of the site plan subject to the following stipulations:

- 1. That the landscaping plan shall be reviewed by Lucy Tillman of the Planning Department;
- 2. That modifications of the island at West Road and U.S. Route 1 to prohibit illegal left turns onto Lafayette Road (U.S. Route 1) be reviewed by the Traffic/Safety Committee with a recommendation back to the Planning Board.

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C. The application of the **City of Portsmouth** for property located on **Peirce Island**, more specifically, the sewer treatment plant, wherein site plan approval is requested for upgrades to the treatment plant to meet Federal permit requirements with associated site improvements. Said upgrades will consist of an addition to the existing structure and modifications to existing tanks and piping including the installation of two underground storage tanks. The entrance to the new addition will be widened. Said property is shown on Assessor Plan 208 as Lot 1 and lies within a Municipal district.

VOTED to recommend approval of the site plan subject to the stipulation that Lucy Tillman of the Planning Department review the landscaping plan.

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D. The application of the **City of Portsmouth** for property located at **1 Clough Drive**, more specifically, the Little Harbor School, wherein site plan approval is requested for the installation of an underground sewer pumping facility with an above-ground control panel with associated site improvements. Said property is shown on Assessor Plan 206 as Lot 20 and lies within a Municipal district.

VOTED to recommend approval of the site plan.

III. ADJOURNMENT was had at approximately 3:15 P.M.

This action sheet was prepared by Barbara B. Driscoll, Administrative Assistant in the Planning Department.